

Martin, Carrie

From: Cam <cam.milani@milanigroup.ca>
Sent: Wednesday, June 15, 2016 4:51 PM
To: Emmerson, Wayne; Mayor Maurizio Bevilacqua Vaughan; Regional Councillor Gino Rosati Vaughan; Regional Councillor Michael Di Biase Vaughan; Regional Councillor Mario Ferri Vaughan; Mayor Frank Scarpitti Markham; Regional Councillor Jim Jones Markham; Regional Councillor Joe Li Markham; Regional Councillor Nirmala Armstron Markham; dave.barrow@richmondhill.ca; vito.spatafora@richmondhill.ca; Mayor Margaret Quirk Georgina; dwheeler@georgina.ca; Regional Councillor John Taylor Newmarket; mayor.altmann@townofws.ca; Mayor Tony Van Bynen Newmarket; mayor@aurora.ca; Mayor Virginia Hackson East Gwillimbury; brenda.hogg@richmondhill.ca; Mayor Steve Pellegrini King; Deputy Mayor Jack Heath Markham
Cc: Shuttleworth, Valerie; 'Glenn Lucas'
Subject: Growth Plan Amendments Item

Dear Members of Regional Council,

In review of the above noted item, it is clear a further report is forthcoming in September for more detailed comments. Regional Staff is comfortable enough to identify a few high levels concerns at this point, which I agree with, however, I believe York Regional Council can take a few more steps.

1. Regional Council passed a motion directing 40% intensification for the York Regional MCR. The Province has now identified a 60% intensification strategy, yet the staff report does not identify a “concern” with this change. The only “concern” related to this change is related to “the level and timing of provincial commitment to rapid transit delivery to support a minimum intensification target of 60%.” But there is no mention of any “concern” at all related to the 60% number itself. I believe Regional Council spoke loud and clear a few months ago that they wanted 40% intensification and it is my recommendation that Council re-affirm its position for 40% intensification and direct staff to convey its very deep “concern” with 60% intensification strategy during the upcoming meetings with the Province.
2. Should the Provincial political will not exist to modify the proposed 80 persons/ha and 60% intensification numbers, perhaps Region Council should consider requesting a **“transitional provision”** to only those two particular policies of the proposed amendments. The report is clear that those numbers have a significant effect on the work completed to date. York Region has invested a lot of resources and made significant plans for anticipated growth (including infrastructure) over the last 10 Years since the Growth Plan came into effect to accommodate at least some urban expansions. Such a large departure from the current policy regime could prove to be completely wasteful to those investments. A transitional provision would allow York Region to gradually move towards the desired intensification targets as proposed (it is a 30 year

Plan after all), without having the undesired side effects of such a shock. It is a healthy compromise.

I have spoken at length with many of you (as well as members of Cabinet...and future Cabinet...) regarding the unsustainable price increases in low rise residential product in our Region. While other members of the development community would likely welcome these price increases (as it also increases profitability to the products we sell), the long term health of the housing market is equally important. Price stability in this sector is needed. These changes to the Places to Grow Act will only exacerbate the affordability issue of single family homes because it removes that much more supply from the marketplace. This will cause a crisis point which local municipalities will soon feel in real terms from their residents when MPAC does their reassessments and they receive their property tax bills. I expect you to receive a higher constituent call volume on this item in the near future. Good luck trying to blame the Province. Residents wont buy it. The Province is more than happy for you to bear the political burden of their poor planning decisions. York Region is the tip of the spear on this matter and should take a strong leadership role in its desire for an affordable place to live and work.

Thank you.

Cam Milani
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